

BOUNDARIES ARE APPROXIMATE



**39.97 ACRES,
CLAY COUNTY, MO**
For Sale

Here is an affordable well located tract with divide options. See our printable brochure layout if you're interested in smaller plots. On the divide options, the owner will be installing an acceptable driveway as per county specs. Sewer is available, but those connections will be quoted on a per lot basis.

18156 Hwy 59 Mound
City, MO 64470
(660)-442-3177



1711 Oregon Hiawatha,
KS 66434
(785)-742-4580

Barnesrealty.com

PROPERTY FEATURES

Price:

\$35,000.00/taxable acre or \$1,398,950.00
Total

DIVIDE OPTIONS:

Lot 1: 2 Acres - \$105,000.00

Lot 2: 2 Acres - \$105,000.00

Lot 3: 2 Acres - \$105,000.00

Lot 4: 3 Acres - \$157,500.00

Lot 5: 4.5 Acres - \$236,250.00

Lot 6: 3.75 Acres - \$196,875.00

Lot 7: 3.36 Acres - \$176,400.00

Lot 8: 3 Acres - \$157,500.00

Divide options illustrated on next page

Real Estate Taxes:

2023 were \$68.52 on 39.97 taxable acres

Listing Agent:

Jamie Barnes: 660-851-1125 or
Jamie@barnesrealty.com

Other Features:

There is a 12-inch water line that runs along the South side of the property along the North side of 132 St and cuts across road along the South side of 132 St.

Location:

Tract is about 2.5 miles South of Smithville on Highway 169/Arrowhead Trafficway and 1.5 miles North of the I-435 and Highway 169 interchange.

Improvements:

None



Setting the trend for how Real Estate is sold in the Midwest.

This information is thought to be accurate; however, it is subject to verification and no liability for error and omissions is assumed. Barnes Realty has made every effort to present accurate information on the property presented. Most of the information comes from outside sources: County/Government/Seller and human error can occur. It's the Buyer's responsibility to satisfy himself with the information presented and to determine the information to be true and accurate and the property to be suited for his intended use. The listing may be withdrawn with or without approval. The Seller further reserves the right to reject any and all offers. All inquiries, inspections, appointments, and offers must be sent through:

RICK BARNES, BROKER, BARNES REALTY COMPANY, 18156 HWY 59, MOUND CITY, MO 64470 PHONE NUMBER: 1-660-442-3177.

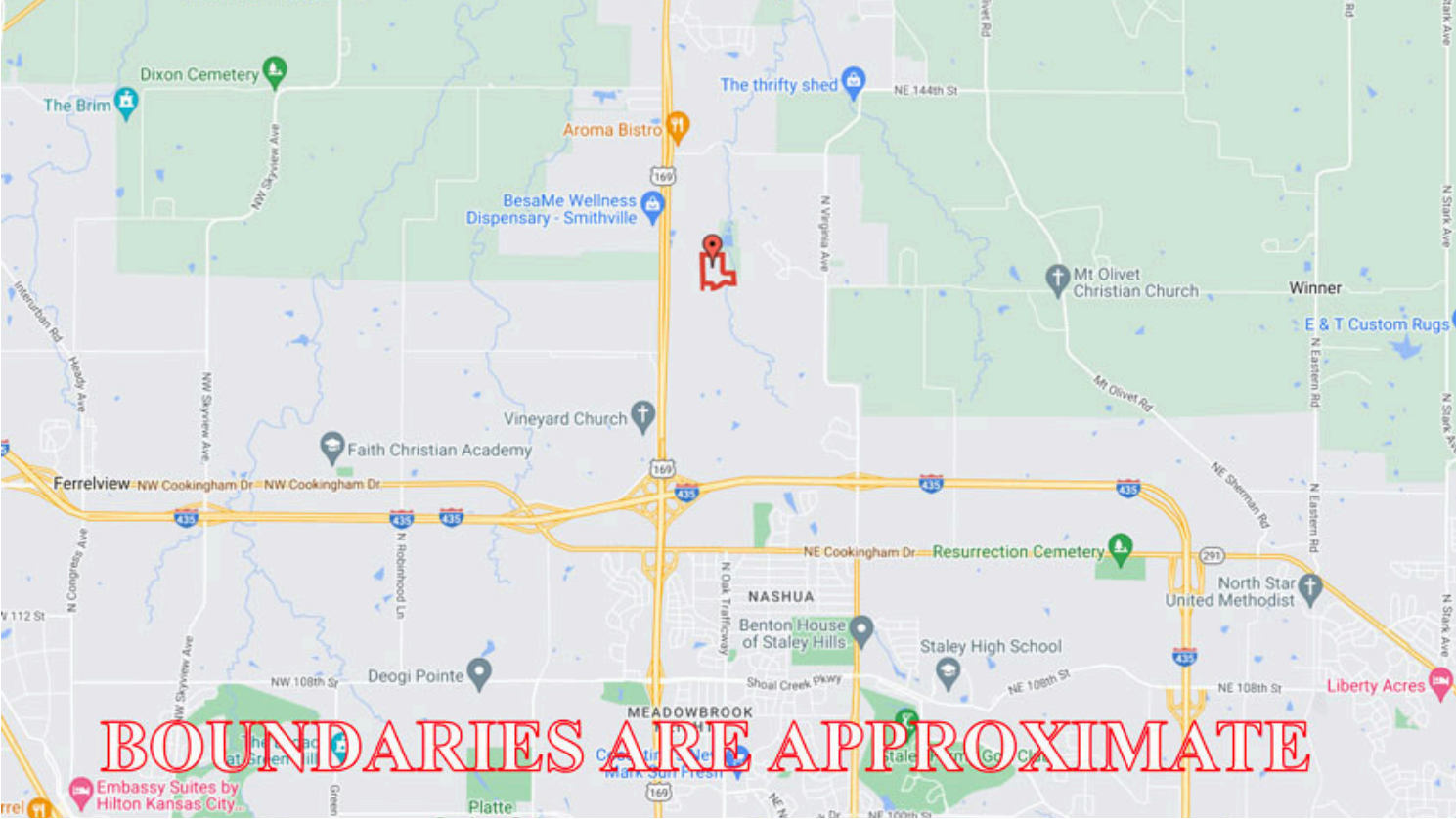
PHOTOS

DIVIDE OPTIONS:

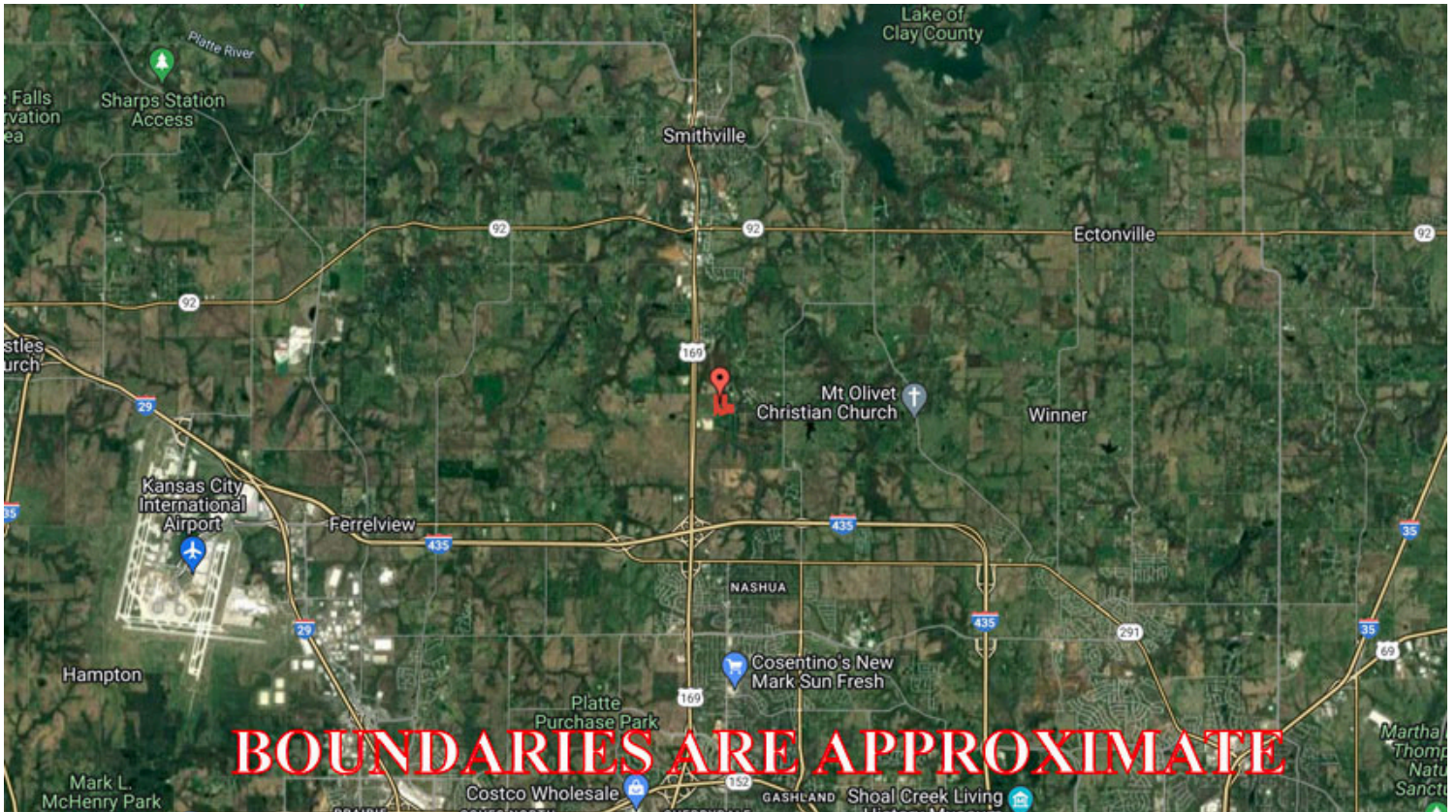
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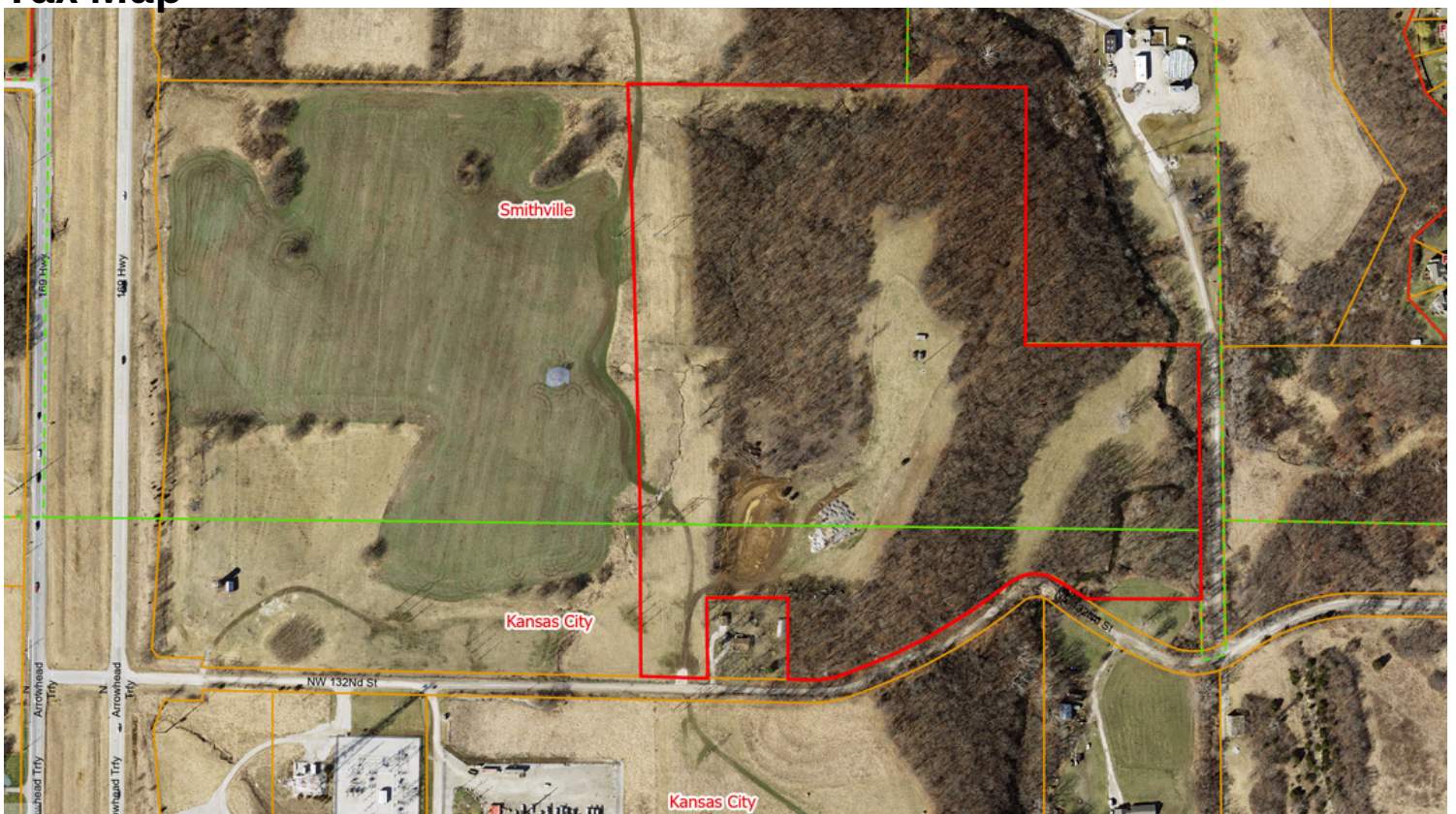
AERIAL MAPS



AERIAL MAPS



Tax Map



PHOTOS

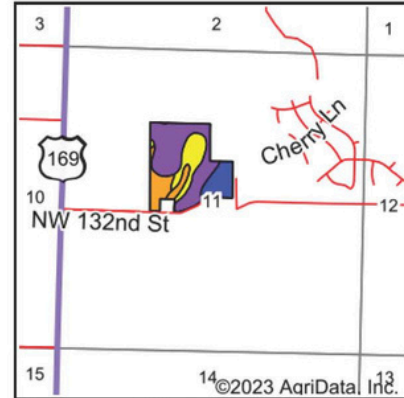
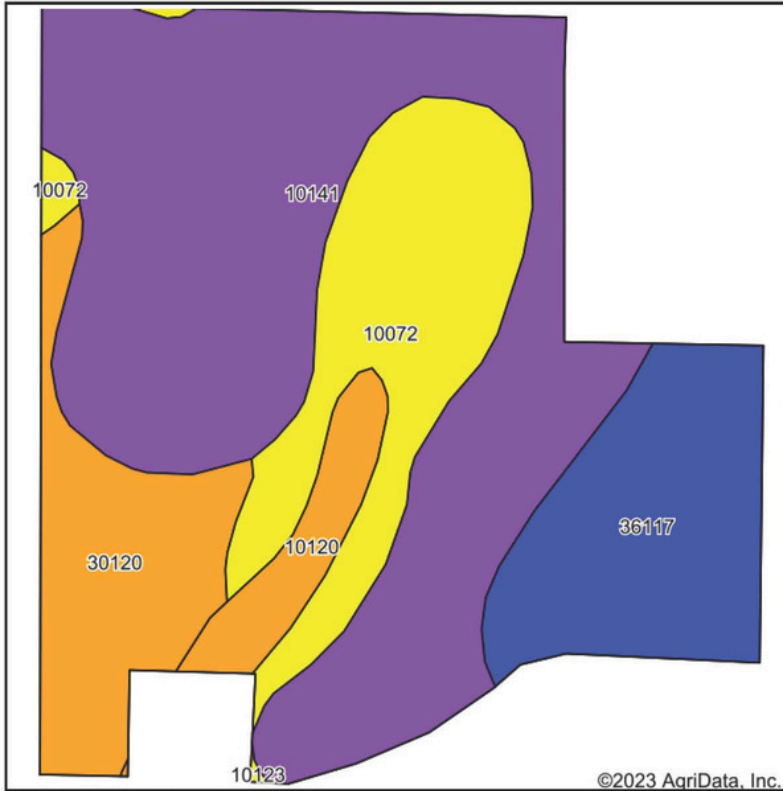


PHOTOS



SURETY MAPS

Soils Map



State: **Missouri**
 County: **Clay**
 Location: **11-52N-33W**
 Township: **Platte**
 Acres: **39.97**
 Date: **6/2/2023**



Maps Provided By:



Area Symbol: MO047, Soil Area Version: 23

Code	Soil Description	Acres	Percent of field	Non-Irr Class Legend	Non-Irr Class *c	*n NCCPI Overall	*n NCCPI Corn	*n NCCPI Small Grains	*n NCCPI Soybeans	*n NCCPI Cotton	
10141	Snead-Rock outcrop complex, 14 to 30 percent slopes	20.04	50.1%		Vle	34	34	19	26		
10072	Ladoga silt loam, 9 to 14 percent slopes, eroded	7.17	17.9%		IVe	57	56	51	44	1	
36117	Nodaway silt loam, heavy till, 0 to 2 percent slopes, occasionally flooded	6.15	15.4%		IIw	80	80	74	78		
30120	Lagonda silty clay loam, 5 to 9 percent slopes, eroded	4.88	12.2%		IIIe	69	67	67	58		
10120	Sharpsburg silt loam, 2 to 5 percent slopes	1.73	4.3%		IIIs	70	70	59	54		
Weighted Average						4.53	*n 51	*n 50.6	*n 40.8	*n 42.3	*n 0.2

*n: The aggregation method is "Weighted Average using all components"

*c: Using Capabilities Class Dominant Condition Aggregation Method

Soils data provided by USDA and NRCS.